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इतर पावती

Original/Duplicate

Thursday, 24 September 2015 6:22 PM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 9665

दिनांक: 24/09/2015

साधने नंबर

दस्तऐवजांचा अनुक्रमणिका क्र. 2-0-2015

दस्तऐवजांचा प्रकार

सादर करण्याबाबचे नंबर: रोहित रांगड

वर्णन शोध अर्ज क्र. 4284/2015, मीजे दोगाविकी, जा.उरण, जि.रायगड येथील फ्लॉट नं. 87, सेक्टर 55 (सन 2003 ते 2015) 13 वर्षे

SEARCHFEE

₹ 325.00

₹

₹ 325.00

Joint Sr Panvel 2

1) टिकाव्या प्रकार By Cash रक्कम: ₹ 325/-

सहदुघ्यम निबंधक वर्ग-२
(पानबेल २)

353/0

इतर पावती

Original/Duplicate

Thursday 24 September 2015 6:24 PM

नोंटणी नं. 39म

Regn. 39M

पावती नं.: 9666

दिनांक: 24/09/2015

साजोचे सव.

दस्तऐवजाचा अनुक्रमणिका पत्रक 2-0-2015

दस्तऐवजाचा प्रकार

साधर करपावतीचा साध: रोहीत मांगल

कर्मिणी शीर्ष अने नं. 4285/2015, सीजे हौणगिरी, सा.उरण, जि.रावगड येथील प्लॉट नं. 88, सेक्टर 55 (सन 2003 ते 2015) 13 वर्ग

SEARCHFEE

₹ 325.00

₹ 325.00

₹ 325.00

Joint Sr Panvel 2

1). देयकाचा प्रकार: By Cash रक्कम: ₹ 325/-

सहदुय्यत निबंधका वर्ग-२
(पानवेल २)

DATE: 01.10.2015.

**SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.87 & 88, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-55, DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 & Uran on 25.09.2015 for the 13 years, from 2003 to 2015, vide receipt No.9665 & 9666 respectively & Search Report No.4284/2015 & 4285/2015 respectively, dt.24.09.2015 in respect of the Plot No.87 & 88, Under Gaothan Expansion Scheme, Sector-55, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1299.98 Sq. Mtrs. (search Report is enclosed)

In the year 2003 to 2011 no adverse entry found

Title Report of 12-15 is not found because index is not made therefore the documents have checked on day books.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

IN THE YEAR 2010

3. By an Agreement to Lease dated: 30th June, 2010 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) 'SHRI. ASHOK GOVIND MHATRE, 2) SHRI. RAMESH GOVIND MHATRE, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES) the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.87 & 88, Sector-55, admeasuring 1299.98 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT); THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated 30th June, 2010 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.5852, Document No.1102-2010, Dated: 01.07.2010.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
6. The said Original Allottees have assigned all their rights in & upon the said plot in favour of M/S. OM ENTERPRISES, through its Proprietor SHRI. LALJI DAMJI SHANKHALA, for proper consideration.
7. By First Tripartite Agreement dated 20th July, 2010 between the CIDCO THE FIRST PART 1) SHRI. ASHOK GOVIND MHATRE, 2) SHRI. RAMESH GOVIND MHATRE, Original Allottees of the SECOND PART & the M/S. OM ENTERPRISES, through its Proprietor SHRI. LALJI DAMJI SHANKHALA, 'the New Licensee' of THE THIRD PART.
8. The said Tripartite Agreement dated 20th July, 2010 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.13834, Document No.1184/2010, Dated. 20.07.2010
9. The CIDCO has transferred the said Plot in favour M/S. OM ENTERPRISES, through its Proprietor SHRI. LALJI DAMJI SHANKHALA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/1230/2010, Dated : 28.07.2010

IN THE YEAR 2011

10. By Second Tripartite Agreement dated 16th March, 2011 between the CIDCO THE FIRST PART M/S. OM ENTERPRISES, through its Proprietor SHRI. LALJI DAMJI SHANKHALA, the New Licensee of the SECOND PART & the M/S. SNEH CONSORTIUM, through its Partners 1) MR. TAIJASH PRABHULAL VELANI, 2) MR. MANSUKH DHANJI VELANI, 3) MR. MAHESH ARJAN VELANI, 4) MR. NARENDRA RATILAL PATEL, 5) MR. HARESH SHIVDAS PATEL, 6) MR. NIKESH RAVILAL PATEL, 'the Subsequent New Licensees' of THE THIRD PART.
11. The said Tripartite Agreement dated 16th March, 2011 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.24555, Document No.429/2011, Dated. 17.03.2011
12. The CIDCO has transferred the said Plot in favour M/S. SNEH CONSORTIUM, through its Partners 1) MR. TAIJASH PRABHULAL VELANI, 2) MR. MANSUKH DHANJI VELANI, 3) MR. MAHESH ARJAN VELANI, 4) MR. NARENDRA RATILAL PATEL, 5) MR. HARESH

SHIVDAS PATEL, 6) MR. NIKESH RAVILAL PATEL, vide CIDCO Letter No. CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/1230/618 Dated: 18.03.2011.

IN THE YEAR 2014

13. By Third Tripartite Agreement dated 03rd November 2014 between the CIDCO THE FIRST PART M/S. SNEH CONSORTIUM, through its Partners 1) MR. TAJASH PRABHULAL VELANI, 2) MR. MANSUKH. DHANJI VELANI, 3) MR. MAHESH ARJAN VELANI, 4) MR. NARENDRA RATILAL PATEL, 5) MR. HARESH SHIVDAS PATEL, 6) MR. NIKESH RAVILAL PATEL, the Subsequent New Licensees of the SECOND PART & the M/S. MEGHA INFRA PROJECT, through its Partners 1) MR. KANJI AKHAI PATEL, 2) MR. AMBAVI AKHAI PATEL, 3) MR. LALJI AKHAI BERA (HUF), through its Karta MR. LALJI AKHAI BERA, the Subsequent New Licensees No.1' and hereinafter referred to as the "the Builders" of THE THIRD PART.
14. The said Tripartite Agreement dated 03rd November 2014 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.1994, Document No.Uran-1477-2014 Dated. 12.11.2014
15. The CIDCO has transferred the said Plot in favour M/S. MEGHA INFRA PROJECT, through its Partners 1) MR. KANJI AKHAI PATEL, 2) MR. AMBAVI AKHAI PATEL, 3) MR. LALJI AKHAI BERA (HUF), through its Karta MR. LALJI AKHAI BERA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/1230/2014 Dated: 24.11.2014.
16. The Builders have entrusted the architect works to "ATUL PATEL" (hereinafter called "The Said Architect") & RCC works to S. R. RAO, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

IN THE YEAR 2015

17. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No CIDCO/TPO/BP-13251/2015/674, Dated.18.06.2015, granted its permission to develop the said plot and to construct a building for residential proposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
18. As per the Plans approved by the Corporation the Builders are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02 Sector-2, Acharya Balkrishna, Sector-2, Vashi, Navi Mumbai, 401705


19. The Building being constructed on the said Plot shall be known as "EMPIRE VILLA".
20. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.87 & 88, Sector-55, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 12999.98 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By Plot No.86
On or towards the South By Plot No.89
On or towards the East By Plot No.83, 84 & 85
On or towards the West By Prop. 11.00 mtrs. wide Road

I am, thereof, of the opinion that the title of the said plot of land being Plot No.87 & 88, Under Gaothan Expansion Scheme, Sector-55 Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 12999.98 Sq. Mtrs., which stands in the name of M/S. MEGHA INFRA PROJECT, through its Partners 1) MR. KANJI AKHAI PATEL, 2) MR. AMBAVI AKHAI PATEL, 3) MR. LALJI AKHAI BERA (HUF), through its Karta MR. LALJI AKHAI BERA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated 30th June, 2010 and also Tripartite Agreement dated 03rd November 2014.


(R. R. JINDAL)
Advocate & Notary
(JINDAL AND JINDAL LAW FIRM)
PARTNER

JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

GIN746-SEARCH

ROHIT GANGAL

Tembhi Naka Kanewadi Veer Savarkar Path Gangal House Thane W

Cell no -9220853811

To

Advocate Jindal

Sir,

Reg: Search report of the land Bearing Plot no 87+88 Sec-55 Village -
Dronagiri Tal - Uran Dist -Raigad.

As per your instruction, I have taken search of the above said property in the Sub-registrar office at Panvel-1,2,3,4,5 & Uran I have gone through the available Index Registrar kept in the office. The search was taken from 2003 to 2015 the years from i.e. last 13 years and I have found the details as under:-

Years	Transaction (Sub -Registrar Pvl- -1)
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub -Registrar Pvl- -2)
2003	Available Index II checked
2004	Available Index II checked
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub-Registrar Pvl- -3,4,5)
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

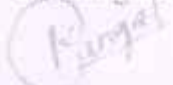
Years	Transaction (Sub-Registrar Uran)
2008	Available Index II checked, Transaction Written Herein Below
2009	Available Index II checked
2010	Available Index II checked, Transaction Written Herein Below
2011	Available Index II checked, Transaction Written Herein Below
2012	Available Index II checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked , Only Computer Entry Checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Transaction	Description of property	Seller's Name	Purchaser' Name	Date of Agreement	Reg. No& Date
2008	Plot no 78 & 88 Sec 55 Area 1300Sq Mtr	Madhukar Govind Mhatre& others	Ramesh Govind Mhatre & Ashok Govind Mhatre	Release Deed	27/3/2008 Uran 796/2008
2010	Plot no 87+88 Sec 55 Area 1299.98 Sq Mtr	CIDCO	Ramesh Govind Mhatre & Ashok Govind Mhatre	Agreement to Lease	1/7/2010 Uran 1102/2010
2010	Plot no 87+88 Sec 55 Area 1299.940 Sq Mtr	Ramesh Govind Mhatre & Ashok Govind Mhatre & CIDCO	Om Enterprises through its Lalaji Damji Sakhala	Tripartite Agreement	20/7/2010 Uran 1184/2010
2011	Plot no 87+88 Sec 55 Area	M/s Om Enterprises	M/s Sneh Consortium	Tripartite Agreement	16/3/2011 Uran

2014	Plot no 87+88 Sec 55 Area 1299.98 Sq Mtr	M/s Sneh Consortium through its Partner Tejas Prabhulal Velani & others & CIDCO	M/s Megha Infra Project through its Partner Ambavi Akhai Patel & others	Tripartite Agreement	12/11/2014 Uran 1477/2014
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Disclaimer :-

Please note that the above search Report is not exclusive .Index II are not maintain properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.


Rohit Gangal
Search Clerk